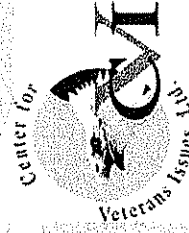


**Center for Veterans Issues -
Veterans Manor**

35th Street and Wisconsin Avenue



epstein uhlen : architects



APRIL 8, 2009

PROJECT NUMBER: 108189-03

© Epstein Uhlen Architects, LLC

**Veterans Manor Apartments
Presentation
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Veterans Manor Apartments
Milwaukee Wisconsin
EXECUTIVE SUMMARY

BASIC SCENERIO:

This basic scenario can be delivered via the tax credit award we have already received:

Veterans' Manor will be a 52 unit apartment building located at 35th and Wisconsin Avenue. In a close partnership The Center for Veterans Issues is working with Cardinal Capital Management to develop this important and underutilized site. This four story building will have one bedroom homes of approximately 550 square feet each on the 2nd, 3rd and 4th stories. Each resident will have a fully functional kitchen, living room area, either fully handicapped accessible or partially accessible bathrooms and a large bedroom.

The 1st story or ground level floor will be split with tenant amenities & building operations occupying one half, and the other half being available for commercial lease. The tenant amenity/building operation area will include a fitness room, library, computer/tech center, media & recreation room, counseling rooms and management offices. There will be underground, secured parking of approximately 30 spaces and additional surface parking. There is enough space to comply with City parking regulations. Energy efficient windows, motion sensing lighting, zoned heating and cooling measures and energy star appliances will also be used.

A tax credit application places certain restrictions on the uses of commercial space, CVI and CCM are currently carefully evaluating suggested uses to insure compliance with said tax credit application. A current intriguing idea being explored would combine a job training incubator with a food service facility. Serving residents and the neighborhood nutritious and affordable foods while providing training, experience and job opportunities for interested veterans and neighborhood residents.

Perhaps more important than the makeup of the apartments or the exterior look of the building are the extensive experience & services that CVI will bring to the residents. These services include (but are not limited to) job counseling, computer training, VA benefits education and application assistance, onsite case management, drug and alcohol abuse counseling, GED tutorial and attainment, classroom vocational training, education, training & job training, health & wellness training, shuttle transportation and more.

ENHANCED BUILDING SCENERIO:

This enhanced building scenario will require additional grant applications, analysis and funding.

All of the above can be greatly enhanced with the addition of subtle yet important energy efficiency and generation technologies. The building footprint of 12,000 square feet and its four story height will allow for ample roof space for solar water heating, small urban use vertical axis windmills and/or solar photovoltaic panels. Some or all of these technologies can be utilized to provide some or all of the power for the building to consume and it will demonstrate on a prominent corner that not only can Milwaukee be a leader in alternative energies, but that it can be done in an affordable housing scenario. The grounds and soil consistency may also allow for the installation of geothermal cooling heat pumps.

This building can embody the latest energy efficient and generation technologies.

**Veterans Manor:
Compliance with HUD guidance on use of
CDBG-Recovery funds.
[Docket No. FR-5309-N-1]**

Section 2 iii. pg 14

CDBG-R funds obligated will address the recovery Act, By:

(A) Preserving and creating jobs and promoting economic activity;

The nearly 10 million dollar construction of Veterans Manor will create and or maintain a large cross section of jobs including: construction, architectural, accounting, banking, maintenance, property management, tax credit compliance, counseling, job training and more.

(B) Assisting those most impacted by the recession: The tax credit target population is very poor and is disproportionally impacted by the recession. The support activities beyond quality housing that Veterans Manor will offer include job training. The construction and banking industries are at a near standstill. This building will create work for these industries.

(C) Providing investment needed to increase economic efficiency; This location is two blocks from CVI's current service site allowing very efficient service delivery. 52 energy efficient homes is an efficient way to house people. The supportive services CVI will deliver keep people out of emergency rooms and hospitals creating medical efficiencies.

(D) Investing in transportation, environmental protection, or other infrastructure that will provide long term economic benefits:

- **Transportation:** Veterans Manor will be located at the intersection of several public bus lines. This may increase ridership in this area.
- **Environmental protection:** Please see conceptual rendering on energy generating & efficiency products on building. The use of these solar (photo voltaic & water heating), wind and geothermal heat pump heating & cooling will make this an environmentally friendly building. The addition of these products is a goal of CVI & CCM, the method of payment for these products is not yet determined.
- **Economic benefit:** Nearly 10 million dollars of economic activity within the city at this prominent location is self evident.

(E) Minimizing or avoiding reductions in essential services;

(F) Fostering energy independence: In addition to the energy generating and efficiency measures listed above we will be using energy star appliances, energy efficient windows, insulation, possibly a green roof for waste water mitigation, zoned heating and cooling, motion sensing light sensors.

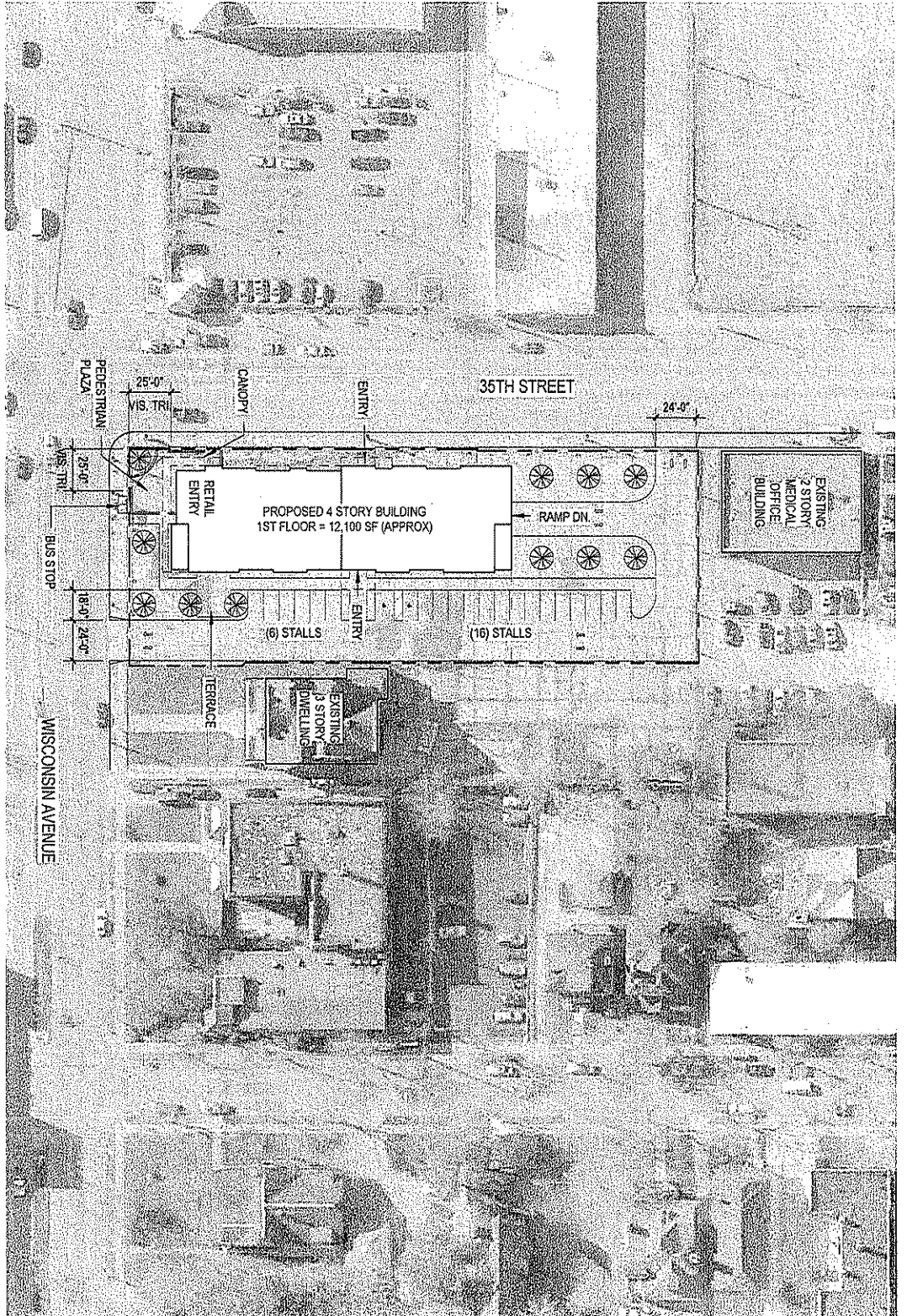
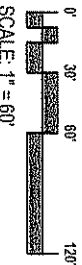
These funds will be used for land acquisition. This acquisition will trigger the continuation of the process of building design, credit sales, banking activity, construction activity, interior design activity, energy independence and efficiency activity at a high visibility & high impact gateway to downtown Milwaukee. This activity is economically stimulating to a large cross section of persons within the South East Wisconsin area.

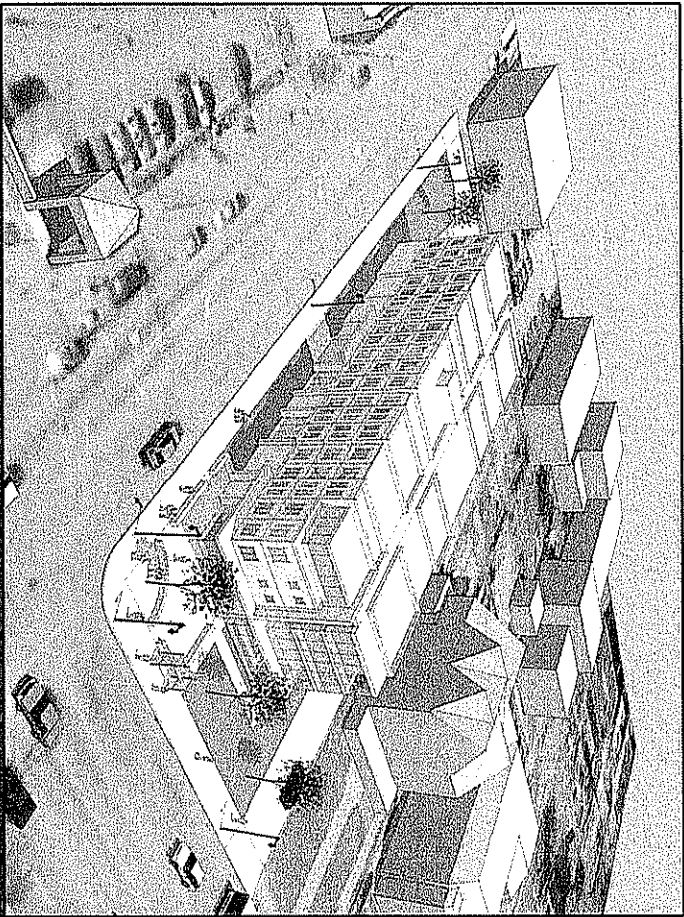
Center for Veterans Issues - Veterans Manor



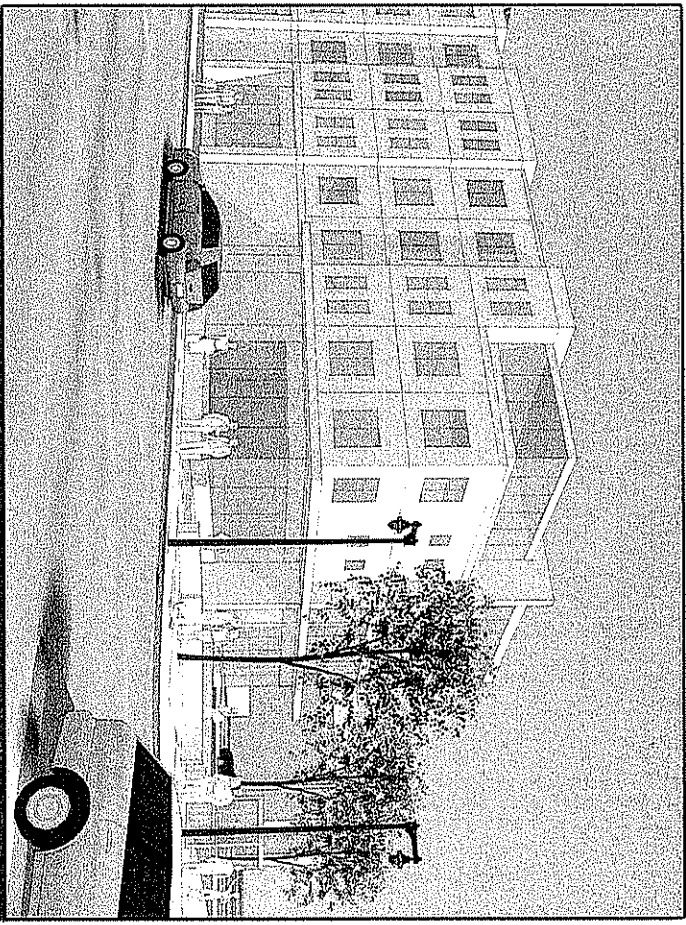
1

PROPOSED SITE PLAN
1" = 80'-0"





Aerial Looking Northeast



Ground Level Looking Northeast

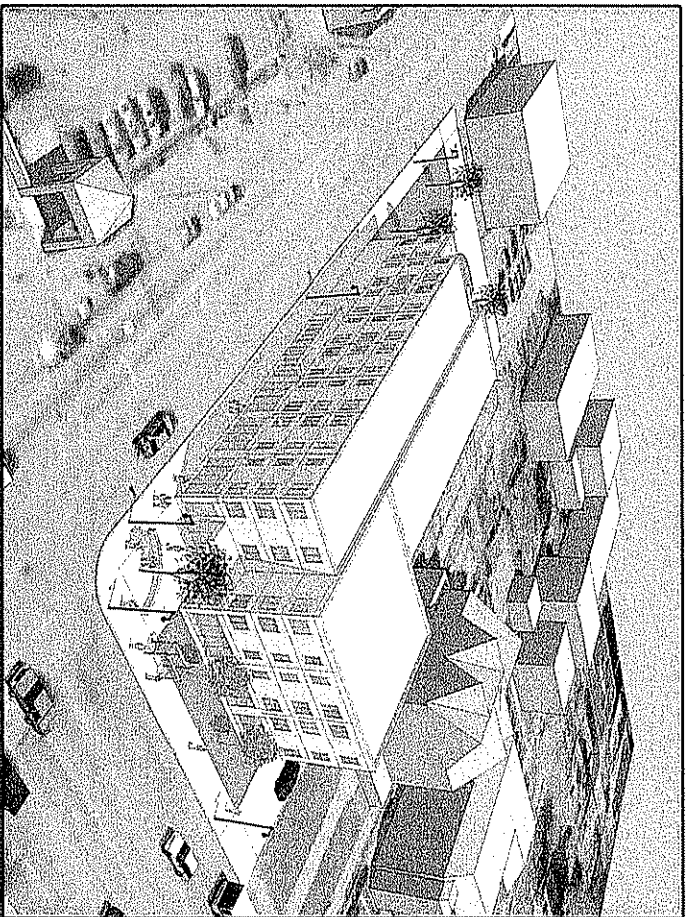


Center for Veterans Issues - Veterans Manor

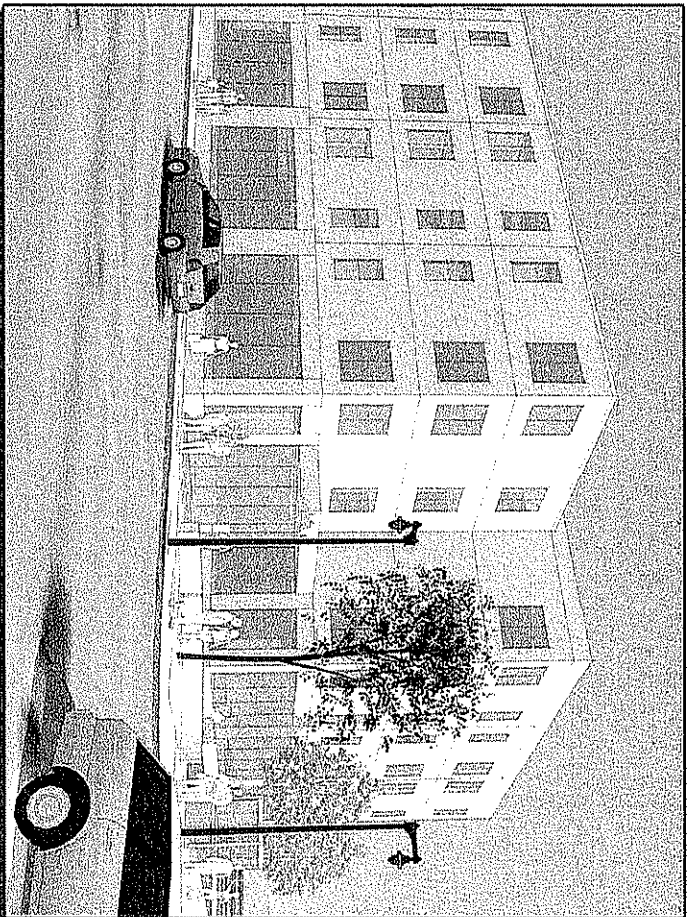
Massing Studies - Option 1



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04/03/09 103-89-03
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Aerial Looking Northeast



Ground Level Looking Northeast



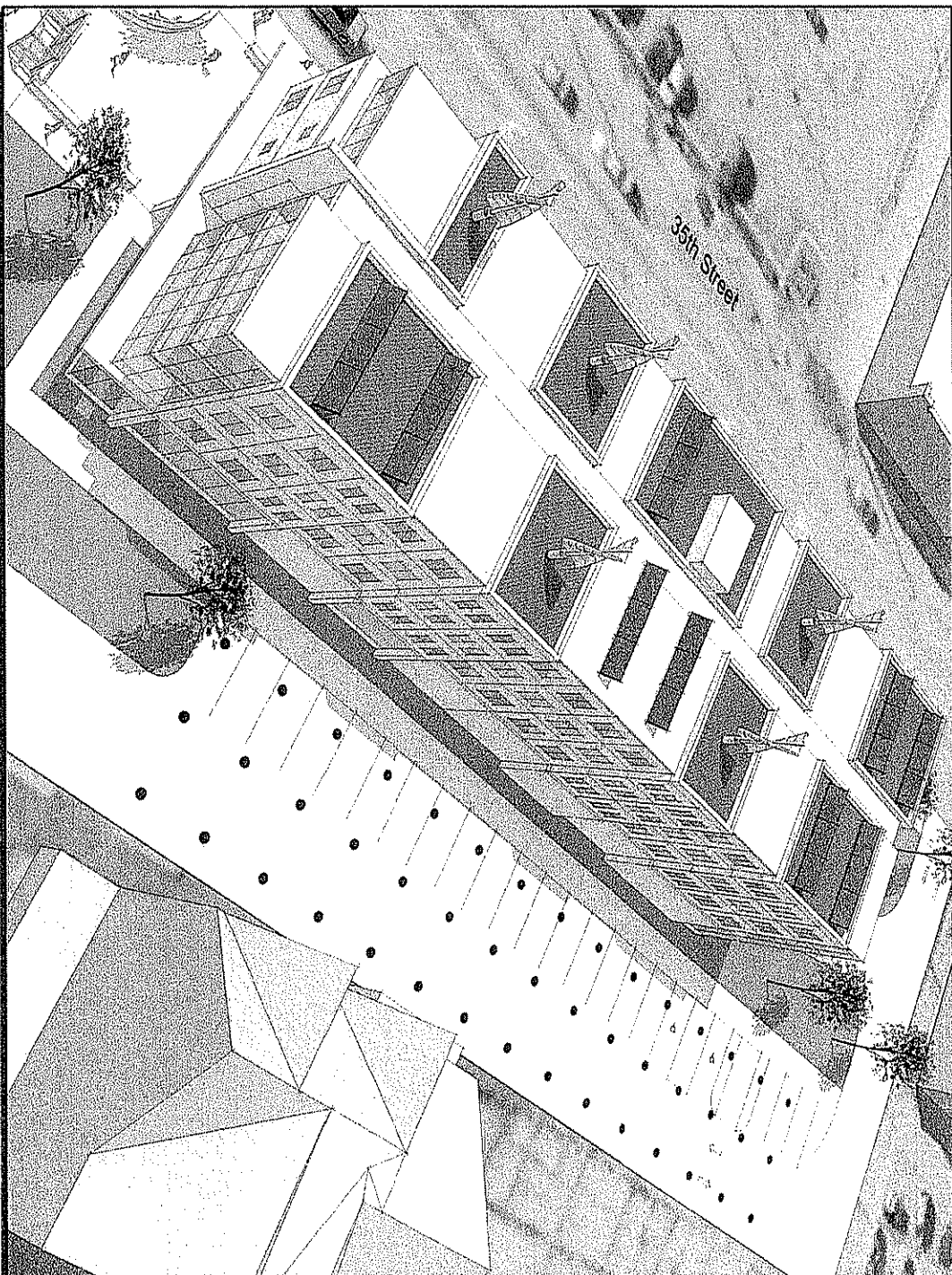
Center for Veterans Issues - Veterans Manor

Massing Studies - Option 2



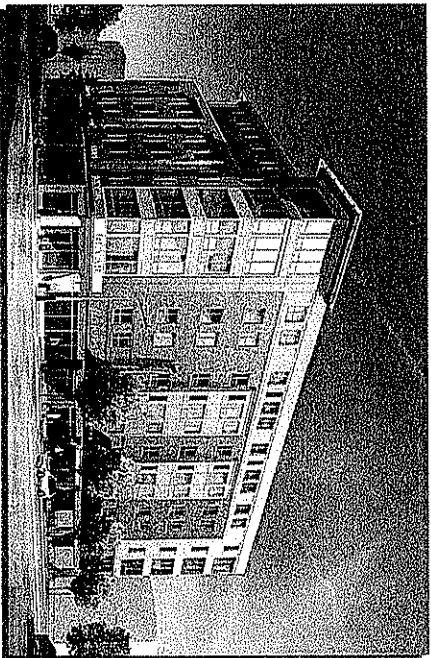
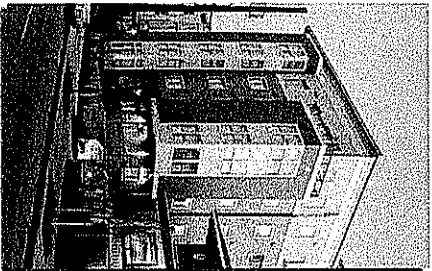
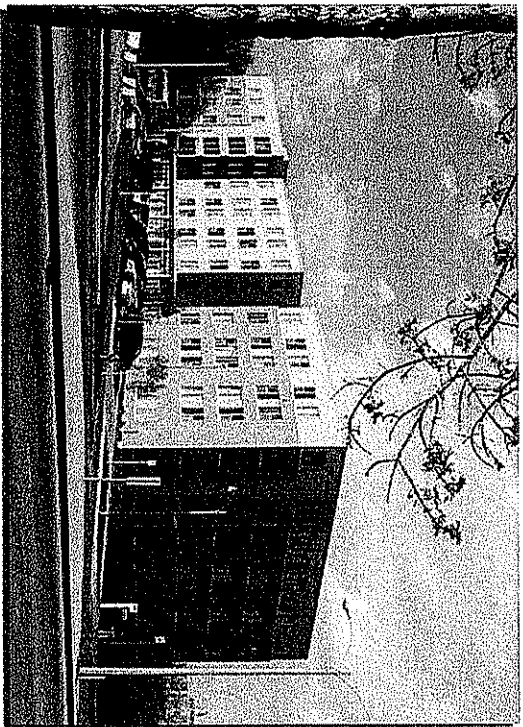
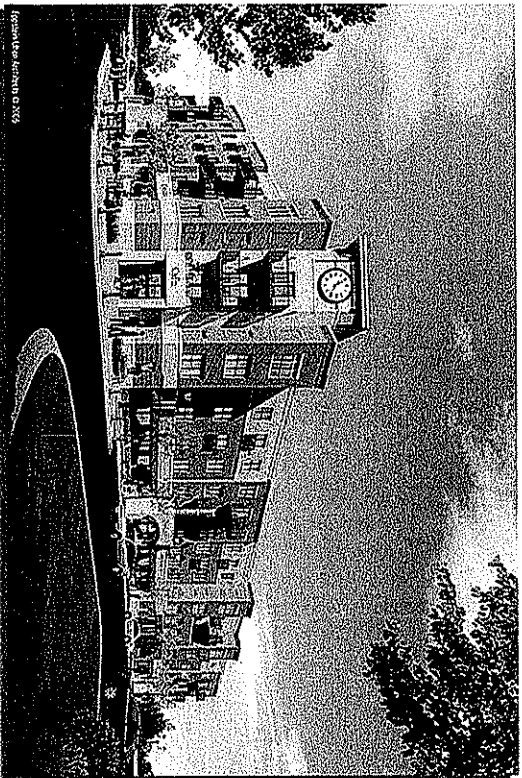
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Aerial Looking Northwest



Center for Veterans Issues - Veterans Manor

Sustainable Building Strategies



Sample projects representing massing, detailing and fenestration



Center for Veterans Issues - Veterans Manor

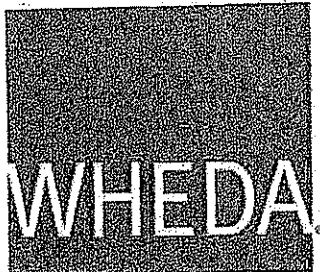
Visual Preference



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WHEDA

Tax Credit award letter



Jim Doyle-Governor
Perry Armstrong-Chairman
Antonio R. Riley-Executive Director

April 27, 2009

WISCONSIN HOUSING AND ECONOMIC
DEVELOPMENT AUTHORITY

201 West Washington Avenue
Suite 700

P.O. Box 1738

Madison, WI 53701-1728

Ph: 608-266-7884 ■ 800-334-6573

Fx: 608-267-1099

140 South 1st Street

Suite 200

Milwaukee, WI 53204

Ph: 414-227-4039 ■ 800-628-4833

Fx: 414-227-4704

Ms. Nuoffer
Center for Veterans Issues
3312 West Wells Street
Milwaukee, WI 53208

RE: **Project: Veterans Manor**
Project No: 5446

Dear Ms. Nuoffer:

We have completed our preliminary review of the 2009 Round One Low Income Housing Tax Credit applications and want to thank you for your help in this process. Your participation was critical in achieving a timely and thorough conclusion.

I am pleased to say that your project, Veterans Manor, is approved to proceed to the next stage of the allocation process. Within approximately two weeks you will receive LIHTC Reservation Agreement for execution. Please read the Reservation carefully and return it to WHEDA before the required date with the 5% fee.

I encourage you to immediately start moving your development forward in terms of equity, construction and permanent loans, zoning, environmental, construction drawings and the like. Regarding ARRA and the expected TCAP and Exchange program, WHEDA, like other HFAs, awaits HUD and Treasury guidance. We believe that guidance will again emphasize being "shovel ready". We will publish our TCAP and Exchange guidance as soon as reasonably possible. In the meantime, WHEDA is encouraging developers to continue to move their developments forward.

Thank you for your interest in the 2009 credit program. Please call me at (608) 267-6895 to discuss any suggestions or comments you have to improve our program.

Sincerely,

Renata Bunger
Senior Underwriter
WHEDA

cc: Mr. Joe Thomae

Letters of Support

CHAIR

- PUBLIC WORKS COMMITTEE
- HISTORIC THIRD WARD
ARCHITECTURAL REVIEW BOARD

VICE CHAIR

- FINANCE & PERSONNEL COMMITTEE

**MEMBER**

- ZONING, NEIGHBORHOODS
& DEVELOPMENT COMMITTEE
- STEERING & RULES COMMITTEE
- BOARD OF HARBOR COMMISSIONERS
- HISTORIC PRESERVATION COMMISSION
- HOUSING TRUST FUND ADVISORY
COMMITTEE

ROBERT J. BAUMAN

ALDERMAN, 4TH DISTRICT

February 6, 2009

General Robert Cocroft
Center for Veterans Issues
3312 West Wells Street
Milwaukee, WI 53208

Dear General Cocroft:

I want to offer my support for your proposed development of permanent supportive housing for veterans that will be located at West Wisconsin Avenue and North 35th Street. I am happy that you have chosen to do this project here in my district. The site has been vacant for a long time and the new construction will be a great addition to this community which is attempting to revitalize itself as part of the Near West Comprehensive Plan.

CVI has had a positive influence on the neighborhood for the past 30-years by providing services and housing to veterans.

The proposed project will create affordable, safe and clean housing to meet the needs of elderly veterans, veterans who have successfully completed a transitional housing program and to meet the needs of veterans returning from active duty in the Middle East. CVI will be able to offer low-income veterans the support they need while they re-establish their lives (in a building that offers community space, recreation, exercise facilities and counseling on-site). This is a facility that the community greatly needs.

Sincerely,

Robert J. Bauman
Alderman, 4th District

GWEN MOORE
4TH DISTRICT, WISCONSIN

COMMITTEE ON
FINANCIAL SERVICES
CAPITAL MARKETS, INSURANCE, AND
GSES SUBCOMMITTEE
HOUSING AND COMMUNITY
OPPORTUNITY SUBCOMMITTEE
DOMESTIC AND INTERNATIONAL MONETARY
POLICY, TRADE AND TECHNOLOGY SUBCOMMITTEE

COMMITTEE ON SMALL BUSINESS

COMMITTEE ON BUDGET



Congress of the United States House of Representatives

WASHINGTON OFFICE:
1239 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-4572
FAX: (202) 225-6135

DISTRICT OFFICE:
219 NORTH MILWAUKEE STREET
SUITE 3A
MILWAUKEE, WI 53202-5818
(414) 297-1140
FAX: (414) 297-1086

February 10, 2009

Mr. Antonio Riley, Executive Director
Wisconsin Housing and Economic Development Authority
PO Box 1728
Madison, WI 53701-1728

Dear Mr. Riley:

I am writing this letter in support of the Center for Veterans Issues, Ltd's (CVI) affordable low income tax credit application. The proposed project will be located on West Wisconsin Avenue and North 35th Street that is three blocks from CVI's headquarter offices.

The proposed project will offer a four- story elevator building with 52 one-bedroom apartments on the upper three floors to enable the provision of a continuum of services needed for Permanent Supportive Housing. The first floor will consist of offices, counseling and support services' space, as well as a community room with recreational and exercise facilities. The building will also offer commercial space which could house a coffee shop or service provider. Finally, the building will provide both basement level garage space and surface level parking.

CVI will be able to offer low-income veterans the support they need while they reestablish their lives in a building that offers community space, recreation, exercise facilities and counseling onsite. The proposed project will create affordable, safe and clean housing to meet the needs of elderly veterans, veterans who have successfully completed transitional housing programs and meet the needs of veterans returning from active combat duty in the Middle East.

In addition, because CVI has selected a site that has long been vacant, the new construction being proposed will bring added value to the community and help to revitalize the neighborhood.

CVI has provided quality service to veterans in our community for over 30 years. I urge you to give their project your highest consideration. Please inform me of your final decision in this matter.

Sincerely,

Gwen Moore
Member of Congress

GM/se

C: BG (Retired) Robert Cocroft

MICHAEL J. MURPHY

ALDERMAN, 10TH DISTRICT

City Hall, Room 205
200 East Wells Street
Milwaukee, WI 53202

Phone (414) 286-2221
Fax (414) 286-3456

e-mail: mmurph@milwaukee.gov
website: www.milwaukee.gov/district10



CHAIR:

- Finance & Personnel Committee
- Milwaukee Arts Board
- Housing Trust Fund Advisory Board
- Employees' Retirement System Investment Committee

MEMBER:

- Zoning, Neighborhoods & Development
- Steering & Rules Committee

February 10, 2009

General Robert Cocroft
Center for Veterans Issues
3312 West Wells Street
Milwaukee, WI 53208

Dear General Cocroft:

I want to offer my support for your proposed development of permanent supportive housing for veterans that will be located at the West Wisconsin Avenue at North 35th Street. The site has been vacant for a long time and the new construction will be a great addition to a community that is attempting to revitalize itself as part of the Near West Comprehensive Plan.

My aldermanic district, the 10th, is across North 35th Street from the site and will be directly impacted by the development. CVI has had a positive influence on the neighborhood for the past 30-years by providing services and housing to veterans.

The proposed project will create affordable, safe and clean housing to meet the needs of elderly veterans, veterans who have successfully completed the transitional housing programs and veterans returning from active combat duty in the Middle East. CVI will be able to offer veterans of low-income support while they re-establish their lives in a building that offers community space, exercise facilities and counseling on-site. From my experience this is a facility that the community greatly needs.

Sincerely,

Michael J. Murphy
Alderman, 10th District



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Alderman Willie L. Hines, Jr.
Chair, Board of Commissioners

February 4, 2009

General Robert Cocroft
Center for Veterans Issues
3312 West Wells Street
Milwaukee, WI 53208

Dear General Cocroft:

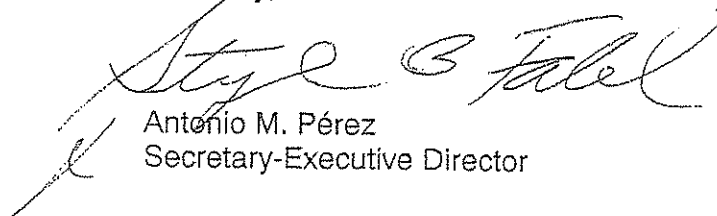
We want to offer our support for your proposed development of permanent supportive housing for veterans. It is our understanding that the project will be located at the West Wisconsin Avenue at North 35th Street, close to your offices and the transitional housing facility that Center for Veterans Issues operates.

The Housing Authority of the City of Milwaukee is aware of the housing and support services that CVI provides through our participation in the City's Continuum of Care.

CVI has selected a site that has been vacant for a long time and the new construction will be a great addition to this community which is attempting to revitalize itself as part of the Near West Comprehensive Plan.

The proposed project will create affordable, safe and clean housing to meet the needs of elderly veterans, veterans who have successfully completed the transitional housing programs and to meet the needs of veterans returning from active combat duty in the Middle East. CVI will be able to offer veterans of low-income support while they re-establish their lives in a building that offers with community space, recreation and exercise facilities and counseling on-site. From our experience this is a facility that the community greatly needs.

Sincerely,


Antonio M. Pérez
Secretary-Executive Director

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5624 Voice
(414) 286-0833 Fax

Community Services
650 W. Reservoir Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-3169 Fax
(414) 286-3504 TDD

Housing Operations
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2192 Voice
(414) 286-8742 Fax

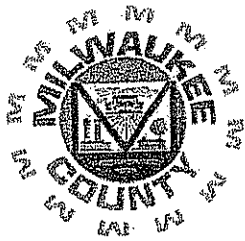
Maintenance Operations
2411 N. 51st St.
Milwaukee, WI 53210
(414) 286-2931 Voice
(414) 286-0206 Fax

Modernization & Development
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2951 Voice
(414) 286-8742 Fax

Rent Assistance
5011 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-5650 Voice
(414) 286-5094 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324



DEPARTMENT OF HEALTH & HUMAN SERVICES

Milwaukee County

COREY HOZE • Director
JAMES M. HILL • Administrator, Housing Division

February 11, 2009

Mr. Antonio Riley, Executive Director
Wisconsin Housing & Economic Development Authority
201 W. Washington Ave. Suite 700
Madison, Wisconsin 53703

RE: Veterans' Supportive Housing Development – Project-Based Rent Assistance

Dear Mr. Riley:

The County is aware of a proposed supportive housing development for veterans of the U.S. Armed Services to be located at 35th St. & Wisconsin Ave. in Milwaukee. We understand that this project will be undertaken by the Center for Veterans' Issues (CVI) with the assistance of Cardinal Capital Development, and that the developer is seeking an allocation of Low-Income Housing Tax Credits (LIHTCs) from the Wisconsin Housing and Economic Development Authority, along with funding from other sources.

Supportive housing projects such as this are urgently needed in the communities of Milwaukee County, and the Milwaukee County Executive and the County Board have demonstrated their financial and service commitment to several of these kinds of projects over the last two years.

This project, consisting of 52 units, will be eligible to receive Project-Based Vouchers (PBVs) from the County's HUD-funded Housing Choice Voucher rent assistance program (Title 24, Part 983 of the Code of Federal Regulations), contingent upon HUD final approval and WHEDA's allocation of Low-Income Housing Tax Credits (LIHTC) to the project. The County has sufficient funding available to allocate PBVs to qualifying developments.

Sincerely,

A handwritten signature in cursive script that reads "James M. Hill".

James M. Hill
Director of Housing
Milwaukee County Department of
Health and Human Services

CVI:

A Community Leader

BG (Ret.) ROBERT A. COCROFT

Brigadier General (Ret.) Robert A. Cocroft is currently the President and CEO of the Center for Veterans Issues, Ltd., a non-profit organization that provides advocacy, services and housing to low-income, homeless, minority and women veterans and their families. BG Cocroft also serves as the National Executive Director of the National Association for Black Veterans, Inc.

As President and CEO of the America's Freedom Center Foundation, Incorporated, during 2002-2004, BG Cocroft oversaw all aspects of the operation to include capital campaign fundraising for the construction of "America's Freedom Center," an interactive facility designed to present the story of veterans and their contributions to America's freedoms.

BG Cocroft served as the Deputy Secretary of the Wisconsin Department of Veterans Affairs between 1994 and 2002. He had the overall responsibility for the Department's day-to-day operations, which included administration and management of 900 full-time employees, five loan programs, eight grant programs, a 750-bed skilled nursing care facility, and departmental administrative services. As a member of the senior management team within the Department, he coordinated and directed strategic planning and program development. Also with the Department, BG Cocroft administered primary mortgage home loan programs, home improvement loan programs, an economic assistance loan program, a second mortgage loan program and eight grant programs.

BG Cocroft's educational achievements include earning a Bachelor of Science degree in Agriculture Business Management and a Masters degree in Public Policy, both from the University of Wisconsin-Madison. In addition, he is a graduate of the prestigious U.S. Army War College at Carlisle Barracks, Pennsylvania.

BG Cocroft is a Vietnam-era veteran with overseas duty in the Republic of Korea. He had over 37 years of active and reserve service.

He is married and has two children and six grandchildren.

**Center for Veterans Issues -
Permanent Supportive Housing Project at 35th and Wisconsin -
"Veteran's Manor"**

Supportive Services Explanation & Experience

Service Availability

- Veteran referrals are screened for appropriateness.
- Veterans meeting the criteria are admitted and oriented to the "supportive services" program.
- Not all veterans at "Veteran's Manor" will require support services; CVI intends to offer support services to a minimum of 50% of the veteran residents.
- Support services will be funded by third party sources such as the Department of Veterans Affairs, the Department of Labor, the Department of Housing and Urban Development, etc.
- After orientation, assessment and award, a "supportive services" consumer signs an agreement, a program rules sheet and develops an "Individualized Strategic Services Plan" (ISSP) to maintain their physical and mental health and independence. The ISSP identifies which supportive services the veteran requires in order to live independently as well as outlines objectives within each of those service areas.

Individual one-on-one activities with residents will include:

- On-site case management
- Ongoing support and direction as needed
- Assistance in establishing personal goals
- Feedback on Individualized Strategic Services Plan and progress made towards objectives
- Developing independent living skills.
- Any other individualized need the veteran may have, within reason

Skill development is based on daily use of existing skills, developing new skills and learning how to problem solve. Individuals will also be assisted in maintaining their overall physical and mental independence and well-being with the availability of each of these on-site amenities:

- o Fitness center complete with equipment
- o Owner-paid high-speed internet service — access benefits, stay connected to family
- o Library/Reading room
- o Community dining room
- o Community patio
- o Underground and surface parking for easy accessibility
- o Business/computer center
- o Media center room

Residents will be involved in the program planning and implementation. Monthly resident meetings will be held to facilitate communication and promote needed changes.

Goals, Outcomes and Evaluation.

The ultimate goal of the program is for each veteran to develop the skills to live independently and maintain that independence.

Outcomes include: reduced utilization of crisis, emergency, transitional, AODA or other inpatient services; reduced incarceration; abstinence from drugs and alcohol; increased medication compliance; increased independent living skills and increased community involvement. CVI will track these outcomes for each resident who receives supportive services and has clinically developed assessments to measure progress. Six month reports will analyze success in achieving each outcome.

The effectiveness of the project will be determined through the use of formative and summative evaluations. The formative evaluation will generate information (process data) that will help determine whether the project

procedures are working and whether program participants are satisfied with their participation. The formative evaluation will provide feedback during the operation of the project and allow CVI to make any corrections regarding revisions in the process. The summative evaluation will collect quantifiable data regarding the short- and long-term effectiveness of the program by documenting which project outcomes were achieved.

Agency's Experience with Target Population

- CVI was established in the mid-1980s as an advocate, advisory group to agencies serving minority veterans, and united with the National Association for Black Veterans, Inc. (NABVETS) to assist in the identification and an implementation of services related to returning Vietnam-era veterans as they attempted to transition-back into civilian life. CVI was incorporated as a not-for-profit organization, Non-stock Corporation, in Wisconsin under Chapter 181, in March 1 989.
- In the past 1 1 years, CVI has been contacted more than 1 20,000 times. Of these Veterans, more than 36,959 have been served. All told, the Center has had some measure of success in almost 85% of programming cases. For Veterans and their families, CVI operates 7 transitional or permanent housing facilities as well as 4 day service support centers providing a full-spectrum of programming designed to assist Veterans wishing to become active, contributing members of society. CVI has seen in the last ten years especially, that for a large number of veterans, in order to live and remain living independently in the community, many need safe housing combined with a continuum of support services.
- At Vets Place Central alone, CVI has provided housing to over 2,850 unduplicated homeless veterans; and information and referral services to approximately 1 2,400.
- All of the "support-services" CVI will offer at Veteran's Manor, it has been providing for decades.

Housing and Support Service Facilities — Cenier for Veterans Issues

Transitional Housing

Transitional housing programs assist people who are ready to move beyond emergency shelter into a more independent living situation. CVI's transitional programs allow veterans to further develop the stability, confidence, and coping skills needed to sustain permanent housing. Intensive case management makes the system work.

All facilities require that residents maintain a sober and drug-free environment. Residents may stay for up to 24 months. During that time, the goal is to get the veteran ready for work and the move to permanent housing. Services provided to the residents include: screening; security; transportation; health and mental health services; food and nutrition programs; individual and family crisis counseling; drug and alcohol counseling; job training and education; housing counseling, including budgeting, housecleaning, and tenant rights and responsibilities.

VETS Place Central

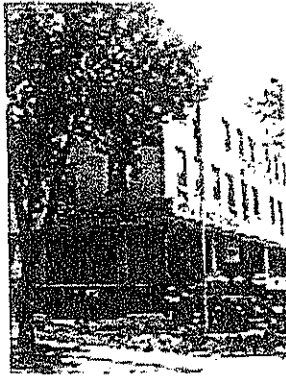
3330 W.

Wells

Street

Milwaukee,

WI 53208



VETS Place Central (VPC) offers transitional housing to 72 veterans and single-room rental units to 16 age-eligible or disabled veterans. Day services are offered to eligible veterans. VPC is a full-service, one-stop homeless shelter providing a holistic approach to serving the homeless veteran population.

Veterans must be motivated to change their homeless condition by honest self-examination and commitment to learning new behaviors and attitudes.

Some of the supportive services provided at VPC include: case management, benefits advocacy, life skills training, AODA counseling, employment training and placement, education assistance, personal financial management and referrals to permanent housing - all in a safe, sober environment

Vets Place - MLK

2669 N. Martin Luther

King, Jr. Drive

Milwaukee, WI 53212



Vets Place-MLK (welfare, health & housing, education & employment, rehabilitation and economic development) is a collaborative services project, and service center, initiated by CVI and NABVETS. Vets Place - MLK affords empowerment and limited safe haven services to low-income and homeless veterans in order for them to acquire the necessary supportive services for self-sufficiency.

The ground floor is used for administrative offices, client services and the IVOCC Behavioral Health Center. The second floor is comprised of four single-room occupancy and four double-occupancy sleeping units, three bathrooms and a common area. The second floor houses homeless veterans. Supportive services are case management driven and include readjustment (post-traumatic stress) counseling, benefits advocacy, coping and survival skills training, AODA counseling and aftercare, academic support and skills training and referrals to permanent housing.

VETS Place North

2844 N. 37th Street
Milwaukee, WI 53208



VETS Place North is a supportive-permanent housing program with five single-room occupancy units for homeless and low-income veterans. The large, two-story house has private bedrooms with two common living areas, laundry facilities, two dining areas and a kitchen.

Residents are assigned a case manager and are encouraged to participate in activities at VETS Place Central, such as Veterans United for Community Service (VUCS) and relapse prevention services. Residents must comply with guidelines as established with their case manager and must commit to drug and alcohol-free living.

VETS Place Park Hill

3902 W. Park Hill
Milwaukee, WI 53208

VETS Place Park Hill is another supportive permanent housing program operated by CVI for homeless and low-income veterans. The two-family house has one three-bedroom unit available for homeless veterans with family and one four-bedroom unit for single-room occupancy. Private bedrooms are available in the single occupancy unit, with a common living area, laundry, dining room and kitchen.

Residents are assigned a case manager and are encouraged to participate in activities at VETS Place Central. Residents must comply with guidelines as established with their case manager and must commit to drug and alcohol-free living.

VETS Place Southeast

1501 Villa Street
Racine, WI 53403



VETS Place Southeast is the latest effort of CVI to develop and operate a targeted program for homeless veterans in Racine County. Co-located with the local chapter of Habitat for Humanity, this day services office is staffed by a team with over 50 years of employment and training experience and focuses on urban homeless men and women veterans, especially the disabled, minority and others needing advocacy and case management support.

The office is funded by the US Dept. of Labor, US Dept. of HUD, local donors and has a working agreement with many agencies and providers that serve the homeless and disadvantaged population. Services include transportation assistance; mental health and chemical abuse/addictions assessments; academic and vocational testing; GED tutorial services; classroom vocational training, including books and fees; vision, dental and job placement services.

College Avenue Apartments

1113 and 1125 College Avenue
Racine, WI 53403

The College Avenue Apartments is a supportive permanent housing program for homeless and low-income veterans. The availability of affordable, appropriate housing for homeless and low-income veterans with physical, mental, emotional and substance abuse issues, who may require continuous supportive services, is extremely limited in Southeastern Wisconsin. This project, initiated in 2002, provides eighteen supportive permanent housing units to veterans, two of which are handicap accessible, and an additional 16 units of affordable housing for the community.

Under an individualized approach, permanent housing is coupled with case management services, medication management, socialization skills, relapse prevention support, crisis intervention, substance abuse & mental/behavioral health counseling, recreation therapy, daily living assistance, financial planning services, veterans benefits advocacy, and education & employment training.

Residents are assigned a case manager and must comply with guidelines as established with their case manager while committing to a drug and alcohol-free life.

Success Story
The Center for Veterans Issues, Ltd.

Mr. L is a 47yr.old honorably discharged army veteran having served from 1978-1983. Homeless and unemployed, he originally moved into our transitional housing facility in June 2005. During his initial assessment, it was determined Mr. L required inpatient AODA services for alcohol abuse so he was referred to the Milwaukee VA Zablocki Hospital residential AODA treatment program. Upon successful completion of that program, in Oct. 2005, Mr. L returned to live at Vet's Place Central (VPC).

The results of his Homeless Veterans Reintegration Program assessment showed Mr. L had not completed high school/GED and his work skills were primarily in the semi- skilled to unskilled labor category. He presented as shy and withdrawn. Mr. L indicated he was eager to work but had not been employed for approx. 2 yrs prior to his admission to VPC. Mr. L was enrolled into our HVRP program and we began developing his education/employment plan.

Mr. L reported his dream for many years was to obtain his GED. While he was in the AODA treatment program at the VA, Mr. L underwent a neuropsychological evaluation which indicated he had a 2nd grade reading level and may have difficulty learning due to damage as a result of alcohol abuse. The ETE coordinator, Mr. L and the VA psychologist discussed a tentative plan for Mr. L to begin GED classes. In November 2005, Mr. L was enrolled in small group GED classes held 3 afternoons a week.

The ETE coordinator held weekly meetings with Mr. L and communicated with his teacher monthly to monitor his progress. It was determined that Mr. L would need to focus solely on school in order to meet his goal of obtaining his GED. He became very engaged in school, regularly attending his classes and completing his homework assignments. By August 2006, his GED teacher determined Mr. L had progressed to the required academic level for admission to an intensive one semester full time GED program. Upon successful completion of this academic program, he would complete all state GED requirements.

Although Mr. L was reluctant to change schools; he enrolled in the full time GED program and graduated with his GED in December 2006. Accomplishing this long term goal has had a tremendous impact on this veteran. While he was in school he participated in our HVRP dental program and obtained dentures, he made noticeable improvements in his grooming and began participating in our volunteer and social activities due to improved self-esteem.

Based on his success and new found confidence, he was referred to the VA occupational skill janitorial training program. He was accepted and began the 12 week training program on February 5th 2007. He was placed into full time employment upon completing the training in June 2007. Today, Mr. L has remained employed since June 2007, has maintained almost 3 years of sobriety and lives in his own apartment and pays his own bills. Mr. L is doing quite well and is just one example of the many veterans that CVI has catalyzed into achieving dreams they never thought possible.

Contract Management Experience Center for Veterans Issues

Below is the Center for Veterans Issues **contract management experience** to include Federal, Public and Private awards, grants, or contracts:

Year(s) Awarded	Grant Source	Wisconsin Locations
1996-Present	US HUD: Transitional Housing	VETS Place Central, Milwaukee
2000-Present	US HUD: Supportive Services Only	VETS Place MLK and VETS Place Central, Milwaukee
2001-Present	US HUD: Transitional Housing/Supportive Services Only	VETS Place Southern Center, Union Grove/VETS Place Southeast, Racine
2001 - Present	US HUD: Permanent Supportive Housing	College Avenue Apartments, Racine
2003 - Present	US DOL – Homeless Veterans Reintegration Program	VETS Place Central, Milwaukee
1998 - Present	US Department of Veterans Affairs Grant and Per Diem	VETS Place Central, Milwaukee
2004 - Present	Social Development Commission – Community Services Block Grant	Center for Veterans Issues, Ltd., Milwaukee
2006	Wisconsin ESG	VETS Place Central, Milwaukee
2003 - 2006	US DOL – Homeless Veterans Reintegration Program	VETS Place Southeast, Racine County
2003-2006	US Department of Veterans Affairs Fire Life Safety Grant	VETS Place Central, Milwaukee
2005	Harley Davidson Grant	VETS Place Central, Milwaukee
2004	WHEDA Rehab Grant	VETS Place Central, Milwaukee
2003	Federal Home Loan Bank/Chicago Rehab Grant	VETS Place Central, Milwaukee
2003	WHEDA Rehab Grant	VETS Place North, Milwaukee
2002	WHEDA Rehab Grant	VETS Place Central, Milwaukee
2002 - 2004	US Department of Veterans Affairs Grant and Per Diem	VETS Place Southern Center, Union Grove
2000 - 2004	Social Development Commission – Family Support Services Center	Center for Veterans Issues, Ltd., Milwaukee
1998 - 2004	Wisconsin Department of Veterans Affairs Veterans Assistance Program Grant	VETS Place Southern Center, Union Grove
1998	Federal Home Loan Bank/Chicago Acquisition Grant	VETS Place Central, Milwaukee
1997-1999	US HUD: Safe Haven/Transitional Housing	VETS Place MLK, Milwaukee
1995 - 2004	Wisconsin Department of Veterans Affairs Veterans Assistance Program Grant	VETS Place Central, Milwaukee
1994	US Department of Veterans Affairs Capital Award	VETS Place Central, Milwaukee
1994 - 2002	US DOL – Homeless Veterans Reintegration Program	VETS Place Central, Milwaukee
2006 - 2008 2007 - 2008	Emergency Shelter Grant/Transitional Housing Program/ - Dept. of Commerce -- Division of Community Development – BOH	VETS Place Central, Milwaukee, King WI, Racine WI
2006 - Present	Wisconsin Department of Veterans Affairs Veterans Assistance Program Grant	VETS Place Southern Center, Union Grove
2006 – Present	Wisconsin Department of Veterans Affairs Veterans Assistance Program Grant	Wisconsin's Veterans Home, King WI
2007 - Present	Hunger Task Force/FEMA	Center for Veterans Issues, Ltd., Milwaukee
2004-Present	WI State Employee Combined Campaign – NBUF	Center for Veterans Issues, Ltd., Milwaukee
2006 – Present	Second Harvest Campaign	Center for Veterans Issues, Ltd., Milwaukee
2006 – Present	Help America Foundation	Center for Veterans Issues, Ltd., Milwaukee
2006 – Present	Lynde and Harry Bradley Foundation	Center for Veterans Issues, Ltd., Milwaukee

City Letters:
Permissive Zoning &
Compliance with
Comprehensive Plan



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

February 11, 2009

Wisconsin Housing and Economic Development Authority
201 W. Washington Ave., Suite 700
Madison, WI 53703

RE: Zoning Certification—720 and 730 North 35th Street, Milwaukee, WI

To Whom It May Concern:

The purpose of this letter is to certify that permissive zoning is in place for a mixed-use, 52-unit affordable housing development known as Veterans Manor, proposed by the Center for Veterans Issues, Ltd. and Cardinal Capital Management, for the properties located at 720 and 730 North 35th Street, Milwaukee, Wisconsin.

More specifically, these sites are zoned Local Business (LB2). The LB2 zoning classification allows for multi-family residential and commercial development.

Sincerely,

Vanessa Koster
City Planning Manager



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

February 11, 2009

Wisconsin Housing and Economic Development Authority
201 W. Washington Ave., Suite 700
Madison, WI 53703

RE: Infill Status—Veterans Manor; 720 and 730 North 35th Street, Milwaukee, WI

To Whom It May Concern:

The purpose of this letter is to certify that the properties at 720 and 730 North 35th Street, Milwaukee, Wisconsin meet the established WHEDA qualifications of an infill location. More specifically, each of these sites:

- Has had water, electric, gas and sewer service for at least 15 years;
- Has been platted and subdivided for at least 15 years;
- Is directly bounded on at least three sides by existing developments; and
- Is in downtown, urban, or central city location within the City of Milwaukee.

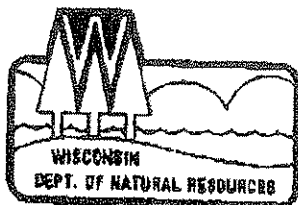
These sites are located within the boundary of Milwaukee's Near West Side Comprehensive Area Plan, which was adopted by Common Council on March 19, 2004. The overall project is generally consistent with plan recommendations.

Sincerely,

Vanessa Koster
City Planning Manager

DNR

Closed Site letter



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutcheon, District Director

Southeast District Annex
4041 N. Richards Street, Box 12436
Milwaukee, WI 53212-0436
TELEPHONE 414-229-0800
FAX 414-229-0810

August 15, 1996

FID 241898146

Mr. Bob Monnat
Wispark Corporation
P.O. Box 2949
Milwaukee, Wisconsin 53201

SUBJECT: Request for clarification, former Humphrey sites located at
3442 West Wisconsin Avenue and 3528 West Wisconsin Avenue,
Milwaukee, Wisconsin.

Dear Mr. Monnat:

I am writing this letter in an effort to clarify our August 15th telephone conversation regarding the above referenced sites. In that conversation, you expressed confusion as to whether the former Humphrey site located at 3442 West Wisconsin Avenue had been closed. The confusion stemmed from two letters from the department to the former owner, each referencing the site with different unique identification numbers.

Based on my review of the case file, the confusion is the result of two case files mistakenly being combined into the same file. These two case files are the Humphrey sites located at 3442 and 3528 West Wisconsin Avenue. In both of these cases, the department requires no further action at the site and have closed these sites.

I apologize for any inconvenience this situation may have caused you. If you have any questions regarding this letter, you may contact me at the above address or at (414) 229-0839.

Sincerely,


Gina Keenan
Hydrogeologist
Leaking Underground Storage Tank Program

To
Mr. Dan KvæT2

Quality Natural Resources Management
Through Excellent Customer Service



Project Financials

Note: Project summary (Sources & Uses) includes assumption on successful CDBG-R grant.

**WHEDA tax credit proforma did not include this assumption,
that is why some numbers do not match.**

Sources & Uses of Funds - Detail & Tax Credit Calculation Veteran's Group - Milwaukee Project

35th & WI Site - 52 Unit with UNDERGROUND PARKING \$0.75 Equity

Updated #####

TOTAL Floors: 4

Parking Below (yes or no) yes

TOTAL Square Footage of Building: 47,599

Cost for Underground Parking \$ 100.00 \$ 1,190,000.00

TOTAL Square Footage Footprint of Building: 11,900

60500

9% credit scenario

First Floor Allocation:

50% Residential
 50% Commercial Space

NEW Construction:

Sq Feet by BR	# Units	TOTAL
1 BR	550	52
2 BR	0	0

TOTAL

28,600

Total 558,000.00

Per Unit 10,730.77

Uses of Funds

Acquisition Costs

Rehab / New Construction Costs

Construction - Community Service Facility (QCT)

Professional Fees / 3rd Party Reports

Title / Recording / Capitalize Int / Misc

Financing Fees

Tax Credit Fees

Developer Fees

Rent-up Reserve

Construction Loan Interest Reserve

Reserve/Cash Requirements

Total Uses of Funds

45%

TOTAL Square Feet: 41,599

PRICE per Sq. Foot: \$ 120.00

Estimated Cost to Build: \$ 4,991,844

Commercial Space

\$ 6,000 \$ 12,000.00

\$ 120.00

\$ 720,000

\$ 12,000.00

\$ 12,000.00

\$ 12,000.00

\$ 12,000.00

\$ 12,000.00

\$ 12,000.00

\$ 12,000.00

Sources of Funds

Conventional Loan

Tax Credit Equity - - all credits

County CDBG-R funds

Subtotal

1.3 DCR

7.00% Interest Rate 30 Year Amortization

\$ 0.75 per unit Credit Pricing

0% Loan over 30 years

\$1,531,000.00

7,966,808.00

465,341.00

\$9,963,149.00

191,969.15

Deferred Developer fee

19,247.00

370.13

Total Sources of Funds

variance

9,982,396.00

191,969.15

191,969.15

Funding Sources

Note on Permanent Rate: WHEDA requires applicants use the following permanent loan interest rate methodology for all LOLA Initial Applications:

A. Competitive Applications: Use WHEDA's Tax Credit Financing rate published on WHEDA.com on the day prior to application submittal.

B. Noncompetitive Applications: Use WHEDA's Tax-Exempt Financing rate published on WHEDA.com the week prior to application submission, with a 30-year amortization.

C. Applicant may use other terms if a term-specific, executed financing commitment accompanies the Application.

Source	Amount	Non-Amortizing*	Rate (%)	Term (Years)	Amort. Period (Years)	Annual Debt Service
Permanent Loan - Lender Name: TBD	1,484,000	<input type="checkbox"/>	7.00	15	22	132,388
Subordinate Loan - Lender Name:		<input type="checkbox"/>				
Subordinate Loan - Lender Name:		<input type="checkbox"/>				
Tax Exempt Loan - Bond Issuer		<input type="checkbox"/>				
Tax Exempt Loan - Bond Issuer		<input type="checkbox"/>				
AHP Loan		<input type="checkbox"/>				
Home Loan		<input type="checkbox"/>				
Home Grant		<input type="checkbox"/>				
CDBG Grant		<input type="checkbox"/>				
WHEDA Foundation Grant		<input type="checkbox"/>				
Other - Specify Grantor:		<input type="checkbox"/>				
Other - Specify Grantor:		<input type="checkbox"/>				
Other - Specify Grantor:		<input type="checkbox"/>				
Tax Credit Equity	7,914,113					
Historic Tax Credit Equity						
Deferred Developer Fees	22,757					
Owner Investment						
Other - Specify:						
Total Sources	9,420,870					

Construction Financing			
Source of Funds	Amount	Rate	Term (monthly)
Construction Loan - Lender name TBD	8,140,000	6	0
Bridge Loan - Lender name	0	0	0
Tax Credit Equity	0		
Total:	8,140,000		

* "Non-amortizing" indicates that the loan does not have a fixed annual debt service (i.e., the loan is subject to available cash flow). Do not check the Non-Amortizing box if this is "must pay" debt service.

Estimated pricing on sale of Federal Tax Credits: 0.75

Remarks concerning Project Funding Sources:

(Please be sure to include the name of the funding source(s))

The entire cost for the purchase of the site will be incurred by the Center for Veteran's Issues (CVI) by utilizing grant funds or other sources of funding raised by the non-profit. CVI in turn will contribute the developable site to the tax credit LLC. As CVI will use grant money for its obligations it is anticipated they will have no tax basis in these assets or its capital account for the contribution.

Project Costs and Credit Calculation

Cost Element	ESTIMATED TOTAL COST	Eligible Basis	
		30% PV	70% PV
A. Purchase Buildings and Land			
Land	55,000		
Purchase of Buildings			
Demolition			
Other Buildings and Land			
SUBTOTAL: Purchase Buildings and Land	55,000	0	0
B. Site Work			
Site Work			
Off Site Work			
Landscaping			
Other Site Work			
SUBTOTAL: Site Work	0	0	0
C. New Construction/Rehabilitation			
Construction of New Buildings	6,142,670		6,142,670
Rehabilitation			
Accessory Buildings (Garage, storage, etc)			
Personal Property			
General Requirements	325,360		325,360
Contractor Overhead	108,454		108,454
Contractor Profit	325,360		325,360
Construction Supervision			
Other New Construction/Rehabilitation			
SUBTOTAL: New Construction/Rehabilitation	6,901,844	0	6,901,844
D. Contingency			
Construction Contingency	375,000		375,000
Other Contingency			
SUBTOTAL: Contingency	375,000	0	375,000
Construction Cost Subtotal	7,331,844	0	7,276,844
E. Architectural and Engineering			
Architect's Fee - Design	116,000		116,000
Architect's Fee - Inspection/Supervision	40,000		40,000
Engineering Costs	60,000		60,000
Other Architectural and Engineering			
SUBTOTAL: Architectural and Engineering	216,000	0	216,000
F. Interim/Construction Costs			
Construction Insurance	40,000		40,000
Construction Loan Interest	255,000		255,000
Construction Loan Origination Fee - Non WHEDA	85,000		85,000
Construction Loan Origination Fee - WHEDA			
Construction Loan Credit Enhancement/LOC			
Construction Period Real Estate Taxes	14,000		14,000
Water, Sewer and Impact Fees			
Other Interim/Construction Costs	3,600		3,600
SUBTOTAL: Interim/Construction Costs	397,600	0	397,600
G. Financing Fees and Expenses			
Cost of Bond Issuance			
Permanent Loan Origination Fee - Non WHEDA	14,840		
Permanent Loan Origination Fee - WHEDA			
Permanent Loan Credit Enhancement			
Other Financing Fees and Expenses			

SUBTOTAL: Financing Fees and Expenses	14,840	0	0
H. Miscellaneous Costs			
Property Appraisal	5,000		5,000
Market Study	7,250		7,250
Environmental Report	5,000		5,000
Survey	8,000		8,000
Rent-Up Marketing			
Tax Credit Application Fees	2,000		
Tax Credit Compliance Fee	2,600		
Tax Credit Allocation Fee	105,500		
Cost Certification/Accounting Fees	13,500		13,500
Title and Recording	3,000		3,000
Permanent Relocation Expenses			
Temporary Relocation Expenses			
Furnishings and Equipment	45,000		45,000
Capital Needs Assessment Report			
Legal Fees - Miscellaneous			
Legal Fees - Real Estate	40,500		40,500
Other Miscellaneous Costs	15,000		15,000
SUBTOTAL: Soft Costs	252,350	0	142,250
I. Syndication Costs			
Bridge Loan Fees and Expenses			
Organizational (Partnership)	6,000		
Tax Opinion			
Other Syndication Costs			
SUBTOTAL: Syndication Costs	6,000		
J. Developer's Fees			
Developer's Fee - Received	963,479		963,479
Developer's Fee - Deferred	22,757		22,757
Developer Overhead			
Consultants			
Other Developer's Fees			
SUBTOTAL: Developer's Fees	986,236	0	986,236
K. Reserves			
Rent-Up Reserve	35,000		
Operating Reserve	97,000		
Replacement Reserve			
Capital Needs Reserve			
Debt Service Reserve	84,000		
Escrows			
Other Reserves			
SUBTOTAL: Reserves	216,000		
Intermediate Costs	2,089,026	0	1,742,086
Total Development Costs	9,420,870	0	9,018,930
Less Federal Financing			
Less Nonqualified Nonrecourse Financing			
Less Historic Tax Credit Residential			
Less			
Other			
Total Eligible Basis		0	9,018,930
Adjustment for QCT		0	2,705,679
Deduction from QCT Adjustment			
DDA/HFA Boost		0	0
Deduction from DDA/HFA Boost			

Applicable Fraction		100.00%	100.00%
Total Qualified Basis		0	11,724,609
Tax Credit Percentage Rate		0.00%	9.00%
Federal Tax Credits at Estimated Rate		0	1,055,214
Total Federal Tax Credits at Estimated Rate	1,055,214		
Previous Year's Allocation			
Federal Tax Credits Requested	1,055,214		
Credit Calculation Using Equity Gap			
Total Project Costs	9,420,870		
Less:			
Loans	1,484,000		
Grants	0		
Historic Rehab Credits	0		
Other	22,757		
Total Sources of Funds	1,506,757		
Total Equity Gap	7,914,113		
Applicable Fraction	100.00%		
Equity Gap Adjusted for Applicable Fraction	7,914,113		
Minimum Credit Value	0.75		
Investor Ownership %	99.99%		
Tax Credit Allowed by Equity Gap Calculation	1,055,320		
Credit Calculated by:			
Eligible Basis Calculation	1,055,214		
Equity Gap Calculation	1,055,320		
Other Adjustment*			
Credit Amount	1,055,214		

Remarks concerning Project Costs and Credit Calculation:

The entire cost for the purchase of the site will be incurred by the Center for Veteran's Issues (CVI) by utilizing grant funds or other sources of funding raised by the non-profit. CVI in turn will contribute the developable site to the tax credit LLC. As CVI will use grant money for its obligations it is anticipated they will have no tax basis in these assets or its capital account for the contribution.

* Other Adjustment - Developments with market rate units are subject to a reduction in credit by the equity gap calculation, unless each market rate is offset by a corresponding 40% CMI or lower unit.

1. Architectural fees in eligible basis (including both design and supervision) are limited to \$3,000 per unit for new construction and \$3,500 per unit for historic rehabilitation.
2. Construction supervision, consultant fees, developer fees and developer overhead are limited to a combined 15% of total development costs for new developments with 24 units or less and to 12% for those with more than 24 units. Those same fees are subject to greater restrictions for the acquisition portion of acquisition/rehab projects. See [Developer Fee Policy](#).
3. If the construction lender and permanent lender are same entity, the construction loan origination fee is not allowed in eligible basis.
4. General requirements, contractor overhead and contractor profit are limited to 14% in aggregate. See Instructions for calculation methodology.

Projected Operating Costs

Project Operations (Year One)

I. Rent Expense	
Conventions and Meetings	
Management Consultants	
Advertising/Marketing Expense	3,120
Subtotal: Rent Expense	3,120
II. Administrative Expenses	
Office Salaries	
Office Expenses	5,200
Office or Model Apartment Rent	
Management Fee - Residential Rents	26,065
Management Fee - Commercial Rents	
Management Fee - Misc Income	
Manager/Superintendent Salaries	15,000
Administrative Rent-free Unit	
Legal Expenses - Project Only	1,200
Auditing Expenses - Project Only	8,500
Bookkeeping Fees/Accounting Services	7,488
Bad Debt Expense	1,200
Misc Administrative Expenses	
Subtotal: Administrative Expenses	64,653
III. Utilities Expenses	
Fuel Oil	
Electricity (Light & Misc. Power)	28,000
Water	7,100
Gas	28,000
Sewer	7,100
Owner-paid unit amenities	5,200
Subtotal: Utilities Expenses	75,400
IV. Operating & Maintenance Expenses	
Payroll	7,500
Supplies	2,000
Contracts	4,000
Operating and Maintenance Rent Free Unit	
Garbage and Trash Removal	3,500
Security Payroll/Contract (incl taxes and benefits)	
Security Rent Free Unit	
Heating/Cooling Repairs & Maintenance	
Snow Removal	4,500
Vehicle/Maintenance Equipment Operation & Repairs	
Miscellaneous Operating & Maintenance Expense	14,900
Subtotal: Operating	36,400
V. Taxes and Insurance	
Real Estate & Personal Property Taxes	45,000
Payroll Taxes - Project Share	1,700
Property and Liability Insurance (Hazard)	13,000
Fidelity Bond Insurance	
Workmens Compensation	
Health Insurance and Other Employee Benefits	
Misc Taxes, Licenses, Permits, and Insurance	
Subtotal: Taxes and Insurance	59,700
VI. Total Service Expense	

Dietary Salaries	
Dietary Purchased Serv	
Food	
Registered Nurse Salary	
Housekeeping Salary	
Housekeeping Supply	
Other Housekeeping	
Housekeeping Purchased Serv	
Medical Supplies	
Medical Purchased Serv	
Laundry/Linen	
Laundry Salaries	
Laundry Purchased Serv	
Laundry Supplies	
Medical Records Salary	
Medical Records Supply	
Med Records Purchased Srv	
Recreation/Rehab	
Activities Supplies	
Activities Purchased Serv	
Rehab Salaries	
Rehab Supplies	
Rehab Purchased Serv	
Other Support Serv	
Subtotal: Service Expense	0
Tax Credit Monitoring Fees	1,820
Annual Replacement Reserves	13,000
Total Operating Expenses	254,093
Total Units	52
Per Unit Per Month	407

Remarks concerning Projected Operating Costs:

Projected Cash Flow**Year One**

Inflation Rate	
Income Inflation Rate	2.00%
Expense Inflation Rate	3.00%
Operating Income	
Gross rental income (from Unit Mix - Total Monthly Rent)	414,960
Parking	11,000
Stores and Commercial	
Laundry and Vending	6,000
Other (specify):	12,000
Other Community Service Facility Rent	
Total Gross Income Potential at 100% Occupancy	443,960
7% Vacancy Allowance	31,077
NET RENTAL/OTHER INCOME	412,883
TOTAL OPERATING EXPENSES (from Projected Operating Costs)	
	254,093
NET OPERATING INCOME	158,790
DEBT SERVICE (from Funding Sources Loans)	
	132,388
NET CASH FLOW	26,402
DEBT COVERAGE RATIO (Minimum of 1.15)	1.199

Include and calculate other estimated non-rental income sources below:

20-Year Cash Flow

Year	1	2	3	4	5	6	7	8	9	10
Net Rental/Other Income	412,883	421,141	429,564	438,155	446,918	455,856	464,973	474,272	483,757	493,432
Total Operating Expenses	254,093	261,716	269,567	277,654	285,984	294,564	303,401	312,503	321,878	331,534
Debt Service	132,388	132,388	132,388	132,388	132,388	132,388	132,388	132,388	132,388	132,388
Net Cash Flow	26,402	27,037	27,609	28,113	28,546	28,904	29,184	29,381	29,491	29,510
Debt Coverage Ratio	1.199	1.204	1.209	1.212	1.216	1.218	1.22	1.222	1.223	1.223

Year	11	12	13	14	15	16	17	18	19	20
Net Rental/Other Income	503,301	513,367	523,634	534,107	544,789	555,685	566,799	578,135	589,698	601,492
Total Operating Expenses	341,480	351,724	362,276	373,144	384,338	395,868	407,744	419,976	432,575	445,552
Debt Service	132,388	132,388	132,388	132,388	132,388	0	0	0	0	0
Net Cash Flow	29,433	29,255	28,970	28,575	28,063	159,817	159,055	158,159	157,123	155,940
Debt Coverage Ratio	1.222	1.221	1.219	1.216	1.212	0	0	0	0	0

Developments should maintain Debt Coverage Ratio of minimum 1.15 through year 15.

Calculations:

1. "Debt Service" is the sum of "regular/amortized loan debt service + non-amortizing annual service" as entered by user from Funding Sources section.
 2. "Net Cash Flow" is "Net Rental/Other Income" minus "Total Operating Expenses" minus "Debt Service".
 3. "Debt Coverage Ratio" is ("Net Rental/Other Income" minus "Total Operating Expenses") divided by "Debt Service".
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Financial Feasibility Threshold Test

WHEDA will evaluate the financial feasibility of all LIHTC Applications. Feasibility is determined by taking into account a variety of factors including projected operating expenses, replacement reserves, rents and other income, vacancy assumptions, debt service and expected equity price.

Developments submitted with operating expenses, operating reserves, replacement reserves and/or a debt coverage ratio outside the pre ranges, without documentation, will be considered infeasible.

Note:

PUPM Operating Expenses & Replacement Reserves Per Unit Per Month Note

Expected Range: Elderly - \$320 to \$380

Expected Range: Family - \$370 to \$440

Note:

Debt Coverage Ratio: Primary "Must Pay" Debt Debt Ratio Note

Expected Range: 1.15 to 1.30

Expected Range for Tax-Exempt Applications: 1.10 to 1.30

Expected Range for Supportive Housing and/or Elderly Assisted Living if any

Service Income helps support Net Cash Flow: 1.20 to 1.30

Note:

Operating Reserve Operating Reserve Note

Expected Value: 3.0 months or more

Note:

Annual Per-Unit Replacement Reserves Annual Reserves Note

Expected Value: New Construction, Elderly - \$200 or more

Expected Value: New Construction, Family - \$250 or more

Expected Value: Acquisition/Rehab - \$300 or more

WHEDA reserves the right to reject competitive applications not maintaining a minimum 1.15 debt service coverage ratio through year 15 (noncompetitive applications) OR reduce Credit requests/allocation at Review One, Two or Three based on either an "equity gap" model or initial debt service coverage exceeding 1.30.

WHEDA reserves the right to reduce Credit requests or allocations at any stage of the application process per Section 42 of the Code. Amount of Credit will be based on WHEDA's evaluation of debt and equity available and necessary for development feasibility.

Special Instructions on all Supportive Housing or Elderly Assisted Living Developments:

Applicant MUST provide along with the application:

1. separate proforma detailing the service expenses and income of the project, and
2. supporting documentation describing the assumptions used for service pricing, service expenses and service demand by the residents.

Remarks concerning Financial Feasibility Test:

Supportive Services Income and Expense are offsetting. See the Supportive Service Proforma Budget under Threshold Tab 10.
